

# LYNCHBURG CITY COUNCIL

## Agenda Item Summary

MEETING DATE: **February 24, 2004, Work Session**

AGENDA ITEM NO.: A

CONSENT:

REGULAR: **Written Report Only**

CLOSED SESSION:

(Confidential)

ACTION:

INFORMATION: **X**

ITEM TITLE: **Court House Museum Rehabilitation**

RECOMMENDATION: Lynchburg Landmark Partners, LP has awarded the construction contract to C. L. Lewis and Company, Inc. for \$1,765,371.

SUMMARY: Construction bids were received last December with C. L. Lewis and Company, Inc. the apparent low bidder. The court house has been leased to Lynchburg Landmark Partners, LP. The state historic tax credit agreement has been signed by Lynchburg Landmark Partners, LP.

PRIOR ACTION(S): October 28, 2003 adoption of resolution for use of state historic tax credits and formation of limited partnerships.

FISCAL IMPACT: Total project cost is currently estimated at \$2,103,953 with approximately \$450,000 gross state tax credits. FY04 CIP for the project is \$1,885,000.

CONTACT(S): Mary Jane Russell

ATTACHMENT(S): Project Summary

REVIEWED BY: lkp

TO: City Council - February 24, 2004, Work Session

FROM: Tom Ledford, Museum Director  
Mary Jane Russell, Project Manager

SUBJECT: Court House Museum, 901 Court Street

DATE: February 17, 2004

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Selective Demolition was performed by J. E. Jamerson and Sons Inc. during September and October, 2003 to remove the second story floor boards and cut exploratory holes in select locations. It was found that the floor joists have been cut and patched during prior renovations, reducing the load capacity of the structural members.

The structural repair design was revised accordingly and the project was advertised in November, 2003. Bids for the rehabilitation were received in December, 2003 from three local contractors with C. L. Lewis and Company, Inc. the lowest.

The City and the Lynchburg Industrial Development Authority transferred the building by lease agreement to the Lynchburg Landmark Partners, LP in December, 2003.

Lynchburg Landmark Partners, LP signed the agreement with Kasper Mortgage Capital for the state historic tax credits in January, 2004.

Construction has commenced and should be substantially complete by late October, 2004. The project is within budget of current CIP funding. The increase due to additional structural repair will be covered by the tax credits.